

APPLICATION FOR VARIANCE

Property: 66 Winthrop Street, Augusta, ME

Appellant: Motivational Services, Inc.

January 13, 2016

2. A Variance:

a. Nature of Variance:

We are requesting you to consider a variance to allow this property located a 66 Winthrop St. in Augusta to be used as a 24/7 six bed group for adults receiving services from Motivational Services, Inc. The variance would allow an increase from the 4.9 dwelling units to 6 dwelling units.

Also, we are asking that you consider our request for a variance at this same location authorizing the parking area to be considered adequate to meet the needs of Motivational Services, Inc. to operate a six bed group home for adults needing PNMI MaineCare services. The parking area is currently designed to accompany 14 parking spaces, which includes a handicap space. Ninety-five percent of our clients do not own or drive vehicles, the only vehicles that would occupy the parking would be employees, which would be approximately six during the day and two at night.

Attached please find copy of the City map identifying the property showing the dimensions, shape of the lot, and the size and location of the existing structure.

b. Justification of Variance:

Criteria to justify to the BZA that without the variance will cause undue hardship:

- i. We have a letter of commitment from the State of Maine DHHS to operate a six bed group for adults in the City of Augusta. The have also agreed to provide added support to make the building licensing ready. Based on the current occupancy limits of only four dwelling units at this location, Motivational Services, Inc. will not be able to yield a reasonable return unless the variance is granted increasing the allowable dwelling units to six. Six dwelling units will allow Motivational Services, Inc. for a breakeven return to own, occupy and operate this facility as a group home.
- ii. The need for the variance is only unique to meet our program needs at this facility and is not due to any general conditions in the neighborhood. This building was originally single family dwelling, which not unlike many of the existing properties in this area and on Winthrop Street, and its use as group home will not impinge on any property located in the this area.

- iii. The granting of this variance will not alter the essential character of the locality as there will be no changes to the structure of the existing building or any of the parking area.
- iv. The hardship is not the result of action taken by Motivational Services, Inc. or the prior owner. The hardship is a result of limiting the number of dwelling units rendering the facility inefficient to yield a reasonable return enough to support the buildings costs.

c. Additional Factors Applicable to Variance:

- 1. This property was originally used as a single house dwelling and would again be used similarly as such, but as a group home. It would be no different from many other properties in the surrounding area and would certainly not be a detriment to the public interest or the health, safety, or general welfare of the residents living in the area.

I certify that the information contained in this additional application information is true and correct.

Date: 1-13-2016

Appellant:



Motivational Services, Inc.

Michael R. Provencher, Executive Director